



## NEWINGTON TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING and REGULAR MEETING  
Wednesday, February 26, 2014

Town Hall Conference Room L-101, Lower Level  
131 Cedar Street, Newington, CT 06111

7:00 p.m.

### A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARINGS:

- a. Petition #47-13: Zoning Text Amendment (New Section 6.15: Medical Marijuana). Town Plan and Zoning Commission, applicant. Continued from February 12, 2014.
- b. Petition #05-14: Special Exception (Section 3.2.8: Charitable and Civic Events) at Newington Municipal Parking Lot. Newington Kiwanis Club, applicant.
- c. Petition #02-14: Zoning Regulations Text Amendment (Sections 5.3, 6.1, 6.10, New 6.16, 7.4 and 9.2) regarding Low Impact Development. Town Plan and Zoning Commission, applicant.
- d. Petition #03-14: Subdivision Regulations Text Amendment (Section 2.0, 3.6, 3.7 and 6.3) regarding Low Impact Development. Town Plan and Zoning Commission, applicant.

IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. February 12, 2014

VII. NEW BUSINESS:

- a. Petition #56-13: Subdivision at 365-375 Willard Avenue ("Spectrum Office and Technology Park"). Spectrum Office Condominium Association, owner/applicant; Attorney Tamara Kagan Levine, 231 Farmington Avenue, Farmington CT, contact.

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**VIII. OLD BUSINESS**

- a. Petition #62-13: Zoning Text Amendment (Section 3.11.7: Fueling Station). Hayes-Kaufman Newington Associates LLC, applicant; Attorney Mark S. Shipman, 20 Batterson Park Road, Farmington CT, contact.

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #07-14: Special Exception (Section 3.2.9: Child Care) at 795 North Mountain Road. Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, 795 No. Mountain Road, Newington CT, contact.
- b. Petition #08-14: Special Exception (Section 6.2.4: Free-standing Business Sign) at 72-82 Pane Road ("Newington Electric"). EBI Pane Road Realty LLC, owner; Sign Pro Inc, applicant; Kyle Niles, 168 Stanley Street, New Britain CT, contact.
- c. Petition #09-14: Special Exception (Section 6.13: Accessory Apartment) at 71 Eddy Lane. Frank and Sally Cefaratti, owners; Attorney Bradley N. Malicki, Halloran & Sage LLP, 213 Court Street, Middletown CT, applicant/contact.
- d. Petition #10-14: Zone Change (Industrial to PD) at 16 Fenn Road. Fenn Road Associates LLC, owner; The Stop & Shop Supermarket LLC, applicant; Attorney Lawrence S. Shipman, 20 Batterson Park Road, Farmington CT, contact.

**X. TOWN PLANNER REPORTS:**

- a. Town Planner Report for February 26, 2014
- b. Bond Reduction at 435-485 Willard Avenue ("Fountain Pointe").

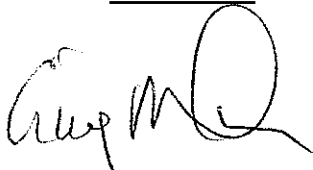
**XI. COMMUNICATIONS**

**XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XIII. REMARKS BY COMMISSIONERS**

**XIV. CLOSING REMARKS BY THE CHAIRMAN**

**XV. ADJOURN**



Submitted,

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Craig Minor, AICP  
Town Planner